

**MEETING AGENDA**

**CITY PLANNING COMMISSION REGULAR MEETING**

**TUESDAY, JANUARY 24, 2023**

**1:30 PM**

**CITY COUNCIL CHAMBER**

**(CITY HALL 1E07)**

The City Planning Commission, in accordance with the provisions of Article 4 of the Comprehensive Zoning Ordinance, Ordinance No. 4,264 M.C.S., as amended, will hold a public hearing on January 24, 2023 at 1:30 pm. The public hearing will consider the following proposed amendments to the Comprehensive Zoning Ordinance of the City of New Orleans, the disposition and acquisition of City property, and subdivision applications.

**Order of Business**

The order of business at the hearing shall be as follows:

- a. Call to order and roll call, with recording of members present.
- b. Approval of Minutes
- c. Reading of the Hearing Rules
- d. Presentation of Dockets.
  - i. Staff Presentation
  - ii. Applicant Presentation
  - iii. Questions from Members
- e. Consideration of dockets
- f. Public Comment
  - i. Rebuttal by Applicant
  - ii. Questions from Members
  - iii. Voting
- g. Adjournment

**Minutes**

1. Adoption of the minutes of the January 10, 2023 meeting

**Business**

2. Consideration of special rules for public testimony and the order in which items will be heard at this meeting
3. Zoning Docket 100/22  
Applicant(s): City Council Motion No. M-22-449

**Request:** Amendment to the text of the Comprehensive Zoning Ordinance to amend Article 19 to re-establish the University Area Off-Street Parking Interim Zoning District, the intent of which is to require off-street vehicular parking for any increase in the number of existing bedrooms in the area generally bounded by Cecil Street, a straight line connecting Cecil Street to Monticello Avenue, Monticello Avenue, to Leake Avenue, to River Drive, to Riverview Drive, to East Drive, to Tchoupitoulas Street, turning north on Jefferson Avenue, turning east on South Claiborne Avenue, turning north on Toledano Street, connecting to Washington Avenue, turning east on Earhart Boulevard, turning north on South Carrollton Avenue, turning east on Tulane Avenue/Airline Highway connecting to Palmetto Street, to Northline Street, to Monticello Avenue, to Cecil Street.

4. **Zoning Docket 095/22**

**Applicant(s):** City Council Motion No. M-22-467

**Request:** Amendment to the text of the Comprehensive Zoning Ordinance to amend Article 19 to create a new Interim Zoning District called the Residential Short Term Rental Interim Zoning District, which would prohibit the following land uses in all zoning districts:

- Residential Short Term Rental, Small
- Residential Short Term Rental, Large
- Residential Short Term Rental, Partial Unit

5. **Zoning Docket 002/23**

**Applicant(s):** City Council Motion No. M-22-485

**Request:** Amendment to the text of the Comprehensive Zoning Ordinance to update any and all relevant Articles governing the zoning and use standards for short-term rentals (both commercial and residential) in a manner that is both compliant with the holding of the U.S Court of Appeals for the Fifth Circuit in *Hignell-Stark v. City of New Orleans*, Case No. 21-30643, and continues to safeguard the City’s health, safety, and welfare. In the course of considering this text amendment, the City Planning Commission is directed to consider the Council’s desire to continue its efforts to prevent nuisances, promote affordable housing, and protect neighborhoods’ residential character, while removing any distinctions regarding the ability to operate an STR based on a property’s homestead exemption status.

6. **Zoning Docket 007/23**

**Applicant:** Holy Anointed House of Prayer

**Request:** Conditional use to permit a small child care center in an S-RD Suburban Two-Family Residential District

**Property description:** Square 2873, Lots 7 and 8, in the Third Municipal District, bounded by Senate Street, Alfred Street, Harrison Avenue, and Jumonville Street

**Municipal address(es):** 1373-1377 Senate Street

7. **Subdivision Docket 158/22**

**Applicant(s):** Change Over Point, LLC

**Request:** Resubdivision of Lots A, B, F, C-2, 3, C, D, E, F, and G into Lots C3, C4, C5, C6, and C7

**Property Description:** Square 55, in the Fifth Municipal District, bounded by Thayer Street, Patterson Street, LeBoeuf Street, and Pelican Avenue

**Municipal address(es):** 212-232 Thayer Street and 1301-1317 Patterson Street

8. **Subdivision Docket 162/22**  
**Applicant(s):** Pontchartrain Baptist Church  
**Request:** Resubdivision of Lots 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18 into Lots X-1A and Y-2-B  
**Property Description:** Square 27, West End Park subdivision, in the Seventh Municipal District, bounded by Bellaire Drive, New Orleans-Hammond Highway, Kenison Street, and Hay Place  
**Municipal address(es):** 7023 Bellaire Drive and 600-610 New Orleans-Hammond Highway
9. **Subdivision Docket 166/22**  
**Applicant(s):** 241 Holdings, LLC  
**Request:** Resubdivision of Lots 8, S, and T into Lot 8-X  
**Property Description:** Square 68, in the Second Municipal District, bounded by Bourbon Street, Iberville Street, Dauphine Street, and Bienville Street  
**Municipal address(es):** 235-241 Bourbon Street
10. **Subdivision Docket 167/22**  
**Applicant(s):** Hardship Properties, LLC  
**Request:** Resubdivision of Lots B and C-2 into Lots B-1, B-2, B-3, B-4, B-5, and B-6  
**Property Description:** Square 1177, in the Third Municipal District, bounded by North Miro Street, Annette Street, North Tonti Street, and Saint Anthony Street  
**Municipal address(es):** 1969-1981 North Miro Street and 2206-2212 Saint Anthony Street
11. **Property Acquisition 001/23**  
Consideration of the acquisition of immovable property consisting of Lots 1 through 47 on Square 5A; Lots 1 through 15 through 20, 8A, and C on Square 8; Square 10-B; Square 9-C (old 1812); Square 6, Lot A-1; Square 1, Lot 1C; Square 7, Lots 7A and 7C; Square 11A, Lot 11B; Square pt. 1695 and 1814, Lot L; Square 1605 pt. 1606, Lot 11; Square 1603, Lots 19-21; Square 12, Lot 12A. The municipal addresses are 1, 2, 9, 10, 17, 18, 25, 26, 32, 33, 36, 40, 44, 48, 51, 52, 55, 56, 59, 60, 63, 64, 67, 68, 71, 72, 76, and 80 Gordon Plaza Drive, 2900, 2920, 2926, 2932, 2938 Benefit Street, 2, 3, 4, 5 and 6 Agriculture Place, 2900, 2903, 3000 3100, and 3101 Industry Street, 2722, 2906, 2912, 2918, and 2924 Press Street, 2800 Higgins Boulevard, 2941 Florida Avenue, 2900 Feliciana Street, 2800, 2801, 2850, 2861, 2867, 2870, 2873, 2876, 2885, 2891, 2897, 2900, 3000, and 7879 Abundance Street, 1, 2, 3, 4, 6, and 7 Vision Drive, 1, 2, 3, 4, 5, 6, 7, and 8 Marcus Christian Circle.
12. **Street Name Change 006/22**  
Consideration of renaming Cadillac Street from I-610 to Park Island Drive to Roneagle Way

13. **Street Name Change 007/22**  
Consideration of the renaming of the entirety of North Rocheblave Street between the Inner Harbor Navigation Canal (Industrial Canal) and Jackson Barracks as Shirley Taylor Way
14. **Subdivision Ratifications**  
This ratification includes applications that have not yet been certified by the staff and where the Commission is ratifying the staff determination that the application may be reviewed and approved administratively.